

This Amendment was declared adopted by the St. Louis County Board of Commissioners on the 14th day of March, 1983.

WILLIAM J KRON
Chairman, County Board

Certified as a complete and accurate copy of Ordinance No.
27, Article II, Section 13.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

RAYMOND C CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

THE COMPREHENSIVE PLAN FOR ST. LOUIS COUNTY

TOWN OF FREDENBERG

Recommended by St. Louis County Planning Commission November 8, 1984
Adopted by St. Louis County Board of Commissioners on December 10, 1984
Effective Date: December 10, 1984

PLAN CONCEPTS

The plan concepts articulate the specific course of action to be followed by the County to accomplish the goals and policies stated previously. These concepts are intended to resolve the land use issues of the present while preventing conflicts in the foreseeable future. Together with the goals and policies, they are the official land use policy by which the County intends to better control the future of land development and protection in the Town of Fredenberg.

These plan concepts are not expected to remain unchanged forever. As circumstances, technology, and area growth patterns change over time, so do the desires of area residents. When revision is

deemed necessary, these plan concepts, and the planning process which produced them, will serve as the model for evaluation and revision.

- Concept 1 Rural residential development, consistent with current levels, shall continue to be the predominant land use for the Town.
- Concept 2 Interior parcels, primarily landlocked and undeveloped, shall be zoned by the dominating land use of the immediate vicinity. Multiple use is possible because of the expanse of these areas and compatible land use activity.

In its Goals and Policies statement, the Town of Fredenberg expresses a strong desire to maintain the rural character of the Town. At the same time Town officials recognize the need to coordinate interior development and new accesses in a timely and fiscally responsible manner. Therefore, at this time, only those areas with good road access already being served by public services --though limited--should be developed. Over time, as parcels fronting Town and County roads become developed, selected interior parcels can be opened up for development; an increased tax base should be able to provide the revenue necessary to bring additional public services to new residents of these areas.

For implementation purposes, the minimum density of Concept 1 is generally defined as 4.5 acres for "rural residential" development. However, should the Town be desirous of preserving isolated family farms, where numerous livestock are an integral part of the operation, a lower density district, in this case the A-1 (9 acre) zone, may be more appropriate.

Concept 2 calls for a minimum of 9 acre zoning, where scattered interior development has occurred, up to the 35 acre, FM, Forest Management zone. For the latter, large holdings, primarily in corporate or government ownership where parcels are 40 acres or more, can be effectively managed for silvicultural purposes. Multiple use in the forms of recreation, timber harvesting and tree farming are naturally compatible and should be encouraged on those tracts that meet these criteria. A rezoning from any of the zones of Concept 2 to the Rural Residential zone of Concept 1 can only be accomplished by a plan amendment. Additionally, within the confines of this concept, "immediate vicinity" is defined as the half-section, section or more embodying a predominant land use.

- Concept 3 All lake and stream designations shall be consistent with or more restrictive than the classification determined by the Minnesota Department of Natural Resources.

The Town of Fredenberg has more lakeshore frontage than any other Town surrounding Duluth. Consequently, development pressures must be addressed in a conscientious manner. Care should not only be exercised in inventorying those areas that are environmentally sensitive, but also those areas that have been developed to their maximum potential. Implementing zone district(s) should reflect these and other differences.

- Concept 4 Commercial and industrial growth within the Town should be channeled into existing operations wherever possible; potential commercial and industrial sites should be inventoried and prioritized.

There appears to be sufficient non-residential uses within the township to accommodate community needs. However, over time needs change and commercial and industrial activities must be flexible to keep abreast with those needs. This concept recognizes this fact. At the same time, potentially incompatible land uses surrounding these parcels, such as residences and small-scale farms, should be safeguarded from commercial and/or industrial intrusion. Here, such tools as screening and buffering (in conjunction with vegetative cover, fencing, open space belts, etc.) access, signs, lighting and hours of operation should be evaluated in the overall site design. Expansion of some sites may be accomplished with minimal regulatory action; others may necessitate a "limited commercial" zoning, where performance standards can be incorporated with the over-the-counter permit process.

Home occupations and home business may also be considered in Concepts 1, 2, 3.

Rezoning to a commercial or industrial zone as identified and prioritized under Concept 4 need not require a plan amendment.

- Concept 5 Fragile lands, especially those that relate to the hydrological system of the Town, should be inventoried and protected from potential side-effects of development.

As development expands in the Township, demand for limited space is going to put pressure on marginal lands. One example, a simple shoreland alteration, may not be viewed as negatively impacting the surrounding area; however, when pictured as a force that combines with other forces, the aggregate effect could be devastating. Swamps are particularly vulnerable, primarily because they are perceived as yielding little or no short-term benefits to a community. On the contrary, swamps are an extremely vital component of the entire ecosystem, trapping rain and runoff in times of high water, while releasing groundwater in times of drought--a sort of reservoir effect. Thus, their value in stabilizing water levels is immeasurable to both aquatic and terrestrial wildlife.

Strict zoning that acts as a holding zone such as the FM, Forest Management or the O-1, Critical Open Space district are most appropriate in implementing Concept 5.

PROPOSED GOALS AND POLICIES - FREDENBERG TOWNSHIP

- GOAL 1: Maintain the existing rural character of the Town of Fredenberg.
- POLICY 1: Discourage residential development on small lots not consistent with existing ownership patterns.
- POLICY 2: Rural areas away from existing development should generally be used for that area's dominant land use activity, such as farming and forestry.
- POLICY 3: Allow reconstruction on nonconforming parcels provided a satisfactory well and septic system remain.
- POLICY 4: Discourage strip and deep lot platting fronting County and State roads.
- POLICY 5: Encourage the preservation of family farms and areas devoted primarily to agricultural uses.
- GOAL 2: Preserve the high quality of the Town's natural environment.
- POLICY 1: Future development in Fredenberg should occur only where existing soil and slope conditions, prior to development, are suitable for structures and on-site sewage disposal systems.
- POLICY 2: Preserve all significant wetlands that provide wildlife habitat, as well as those that are vital to hydrological system of the Town.
- POLICY 3: Encourage the use of natural features in the design of residential, commercial and industrial development.
- POLICY 4: Discourage development in areas subject to flooding.
- POLICY 5: Discourage practices which could contribute to rapid runoff, erosion and sedimentation.
- POLICY 6: Encourage unsightly properties to restore their lands to an aesthetically pleasing and healthful condition, possibly through the adoption of local ordinances.

POLICY 7: Existing junkyards, which are found to be inconsistent with plan concepts and properly applied zone districts, should be amortized in a proper manner within an acceptable time frame.

GOAL 3: Provide for the orderly growth of commercial and industrial activities within the Town.

POLICY 1: Allow for expansion of existing commercial sites where good access can be provided without impairing the functional integrity of existing roadways.

POLICY 2: Ensure that new commercial or industrial development will be compatible with the character and environment of the Town through the following: site design controls; use of screening between potential incompatible land uses; nodalization of commercial and industrial uses wherever practicable.

POLICY 3: Encourage small-scale home occupations and businesses consistent with the existing land use and rural character of the Town.

GOAL 4: Maintain and promote safe and efficient travel throughout the Township's road network.

POLICY 1: Encourage needed improvements and maintenance of existing roadways by carefully monitoring intensity of use and traffic accidents.

POLICY 2: Coordinate interior development and new accesses so as to insure that public services can be provided in a fiscally responsible and timely manner.

GOAL 5: Provide a range of recreational activities that meet the needs of local residents.

POLICY 1: Generally support and seek funding for community recreational facilities, such as beaches, skating rinks, indoor centers, picnic grounds, etc.

POLICY 2: Any tourist oriented or commercial recreational facility should be reviewed closely by the Town; such land uses should be integrated with wise conservation practices of the natural environment, ensuring their availability for future generations.

GOAL 6: Encourage Fredenberg residents and other interested parties to participate in land use and development decisions.

POLICY 1: Fredenberg should continue to work with neighboring Townships to prevent incompatible land uses along its borders.

POLICY 2: Public services and facilities provided by the Township should be consistent with the Land Use Plan and based upon need and available financial resources.

GOAL 7: Encourage and participate in programs that meet housing needs of Town residents.

POLICY 1: Promote the utilization of new technology in residential design standards, including but not limited to earth shelter, solar access and geothermal energy.

POLICY 2: Actively support housing rehabilitation projects through such agencies as AEOA and St. Louis County Planning.

MAP

FREDENBERG T.52N.-R.15W.

CONCEPT MAP

SEE ORIGINAL DOCUMENT

EFFECTUATION

Section 1 This amendment to Ordinance No. 27, Article II, Section 14, shall take effect and be in full force after its adoption by the St. Louis County, Minnesota, Board of Commissioners.

Section 2 Public hearings were held by the St. Louis County Planning Commission on October 17, 1984 and November 8, 1984.

Section 3 Commissioner Doty moved the adoption of this amendment and Commissioner Kron duly seconded the motion and it was adopted on the following vote:

Yeas: Doty-Krueger-Kron-Lamppa-Shannon-Janezich

Nays: None

Absent: Chairman Cerkvenik

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 10th day of December, 1984.

A LLOYD SHANNON
A. Lloyd Shannon, Vice-Chairman

Certified as a complete and accurate copy of Amendment to
Ordinance No. 27, Article II, Section 14.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

KAREN ERICKSON
Karen Erickson, Deputy Auditor
Clerk of the County Board

AMENDMENT TO
ORD. 27, ART. II, SECTION 14
TOWNSHIP OF FREDENBERG
WITHIN
SECTIONS 20, 23 AND 24
OF
TOWNSHIP 52 NORTH - RANGE 15 WEST

Recommended by the St. Louis County Planning Commission: March 8, 1989

Adopted by the St. Louis County Board of Commissioners: April 18, 1989
Effective: April 18, 1989

Adopted April 18, 1989

Ordinance 27 - Land Use Plan - Town of Fredenberg Amendments

Description of Change

Plan Concepts provide an explanation of why certain official controls, such as zoning, are applied in a certain way. The Fredenberg Plan Concepts in use are as follows:

- | | |
|-----------|---|
| Concept 1 | Rural residential development, consistent with current levels, shall continue to be the predominant land use for the Town. |
| Concept 2 | Interior parcels, primarily landlocked and undeveloped, shall be zoned by the dominating land use of the immediate vicinity. Multiple use is possible because of the expanse of these areas and compatible land use activity. |
| Concept 3 | All lake and stream designations shall be consistent with, or more restrictive than, the classification determined by the Minnesota Department of Natural Resources. |
| Concept 4 | Commercial and industrial growth within the Town should be channeled into existing operations wherever possible; potential commercial and industrial sites should be inventoried and prioritized. |
| Concept 5 | Fragile lands, especially those that relate to the hydrological system of the Town, should be inventoried and protected from potential side-effects of development. |

There are two changes in the Land Use Plan for Fredenberg. They are:

- | | |
|-----------|--|
| Change 1: | Gov't. Lot 6, Section 20, T. 52, R. 15 |
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Fredenberg (Hunter Lake-Cloquet River area)

The change is from Concepts Two and Five to Concept One--Rural Residential. This change is appropriate since soil conditions can support development and the property does have road access.

Change 2: SW 1/4, SE 1/4 of NE 1/4 lying south of CSAH #43 and the NE 1/4 of SE 1/4, In Section 23 AND THE SW 1/4 of NW 1/4 lying south of CSAH #43, the NW 1/4 of SW 1/4 in Section 24, all in T. 52, R. 15 (Deepwater-Clearwater Lake area).

The change is from Rural Residential Concept One to Concept Three Waterfront. These are two trout lakes which are under the 25 acres lake size for mandatory shoreland controls. The existing concept would allow for a wide variety of commercial and industry use up to 50 feet from the water. The proposed plan concept would result in W-1 zoning and commercial or industrial uses will not be permitted.

Note: The attached map show the location of both concept changes.

MAP

FREDENBERG

ADOPTED CONCEPT MAP AS OF APRIL 18, 1989

SEE ORIGINAL DOCUMENT

EFFECTUATION

Amendments to this Ordinance shall take effect and be in full force on the 18th day of April, 1989, upon adoption by the St. Louis County Board of Commissioners, and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

Public hearings were held by the St. Louis County Planning Commission on March 8, 1989, and by the St. Louis County Board of Commissioners on April 18, 1989.

Recommended by the Planning Commission to the County Board for adoption on the 8th day of March, 1989.

Commissioner Lepak moved the adoption of these Ordinance amendments, and Commissioner Krueger duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Krueger, Kron, Lamppa, Lepak, Prebich, Raukar, and
Chairman Doty - 7

Nays: None

GARY DOTY
Chairman, County Board

Certified as a complete and accurate copy of
Ordinance No. 27, Article II, Section 14 (Town of
Fredenberg)

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST

KAREN ERICKSON
Karen Erickson, Deputy Auditor
Clerk of the County Board

AMENDMENT TO
ORDINANCE NO. 27, ARTICLE II, SECTION 14
TOWNSHIP OF FREDENBERG
WITHIN
SECTION 34, T. 52 N. - R. 15 W.

Recommended by the St. Louis County Planning Commission: December 14, 1989

Adopted by the St. Louis County Board of Commissioners: January 9, 1990

Effective: January 9, 1990

ORDINANCE NUMBER 27, ARTICLE II, SECTION 14

PLAN AMENDMENT SUMMARY

TOWN OF FREDENBERG

1. The E 1/2 of the E 1/2 of the NW 1/4 of the SE 1/4 of Section 34, Township 52 N., Range 15 W. (Fredenberg) shall be places in Concept 1 - Rural Residential, from Concept 2 - Interior Lands.
2. The Fredenberg Land Use Plan Residential Concept reads as follows:

Concept 1 - Rural Residential

Rural residential development, consistent with current levels, shall continue to be the predominant land use for the Town.

This change is appropriate since soil conditions in the area would support development at a higher density and land ownership would be contiguous to the Lavaque Road which is slated for improvement adding to the suitability of higher density residential development.

Note: The attached map shows the location of the concept change.

MAP

FREDENBERG ADOPTED CONCEPT MAP

JANUARY 9, 1990

SEE ORIGINAL DOCUMENT

EFFECTUATION

This amendment to Ordinance Number 27, Article II, Section 14, shall take effect and be in full force on the 9th day of January, 1990, upon its adoption by the St. Louis County Board of Commissioners and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

Public hearings were held by the St. Louis County Planning Commission on September 14, 1989 and December 14, 1989, and by the St. Louis County Board of Commissioners on October 24, 1989 and January 9, 1990.

Recommended by the Planning Commission to the County Board for adoption on the 14th day of December, 1989.

Commissioner Krueger moved the adoption of this Ordinance amendment, and Commissioner Lepak duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Doty, Krueger, Kron, Lamppa, Lepak, and Chair Prebich - 6

Nays: None

Absent: Commissioner Raukar - 1

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 9th day of January, 1990.

LIZ PREBICH

Chairman, St. Louis County Board of Commissioners

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
14.

RUSSELL PETERSEN

Russell Petersen, County Auditor

ATTEST

KAREN ERICKSON

Karen Erickson, Clerk

St. Louis County Board of Commissioners